

Eastern Cambridge Rezoning Petition

Part VI

Additional Zoning Changes

PART VI – ADDITIONAL ZONING CHANGES

Purpose

The intent of these recommendations is to bring zoning into closer conformity with neighborhood and citywide goals in areas that fall outside North Point, the Volpe Center area, and the Eastern Cambridge Housing Overlay district. These include changes proposed in the Citywide Rezoning Petition, as well as additional recommendations, particularly in the transition area between the Area 4, Wellington-Harrington residential neighborhoods and commercial areas of Kendall Square.

Proposal

The proposals in this section fall under four categories:

Zoning district changes: *Address rezoning of certain areas to encourage housing by rezoning to residential districts; create appropriate transitions adjacent to residential districts; more accurately reflect existing uses; and create open space.*

Area	Existing District	Existing FAR	Proposed District	Proposed FAR	
				Commercial FAR	Residential FAR
Area A	Industry A	2.0	Business A	1.0	1.75
"	Business C	2.0	Business A	1.0	1.75
"	Residence C-1	0.75	Business A	1.0	1.75
Area B	Industry B	4.0	Office -1	0.75	0.75
Area C-1	Residence C-1	0.75	Open Space	0.25 (for permitted uses)	
Area C-2	Industry A-1	1.25	Open Space	0.25 (for permitted uses)	
"	Industry B-1	3.0	Open Space	0.25 (for permitted uses)	
"	Residence C-1	0.75	Open Space	0.25 (for permitted uses)	
Area E	Business A	1.0/1.75	Residence C-2B	n.a.	1.75
Area F	Business A-2	1.0/1.75	Residence C-2B	n.a.	1.75
Area O	Industry A-1	4.0	Residence C-2B	n.a.	1.75

Adjustments to amount of development allowed: These include changes in the amount of commercial development allowed on a lot and in some cases, reductions in height.

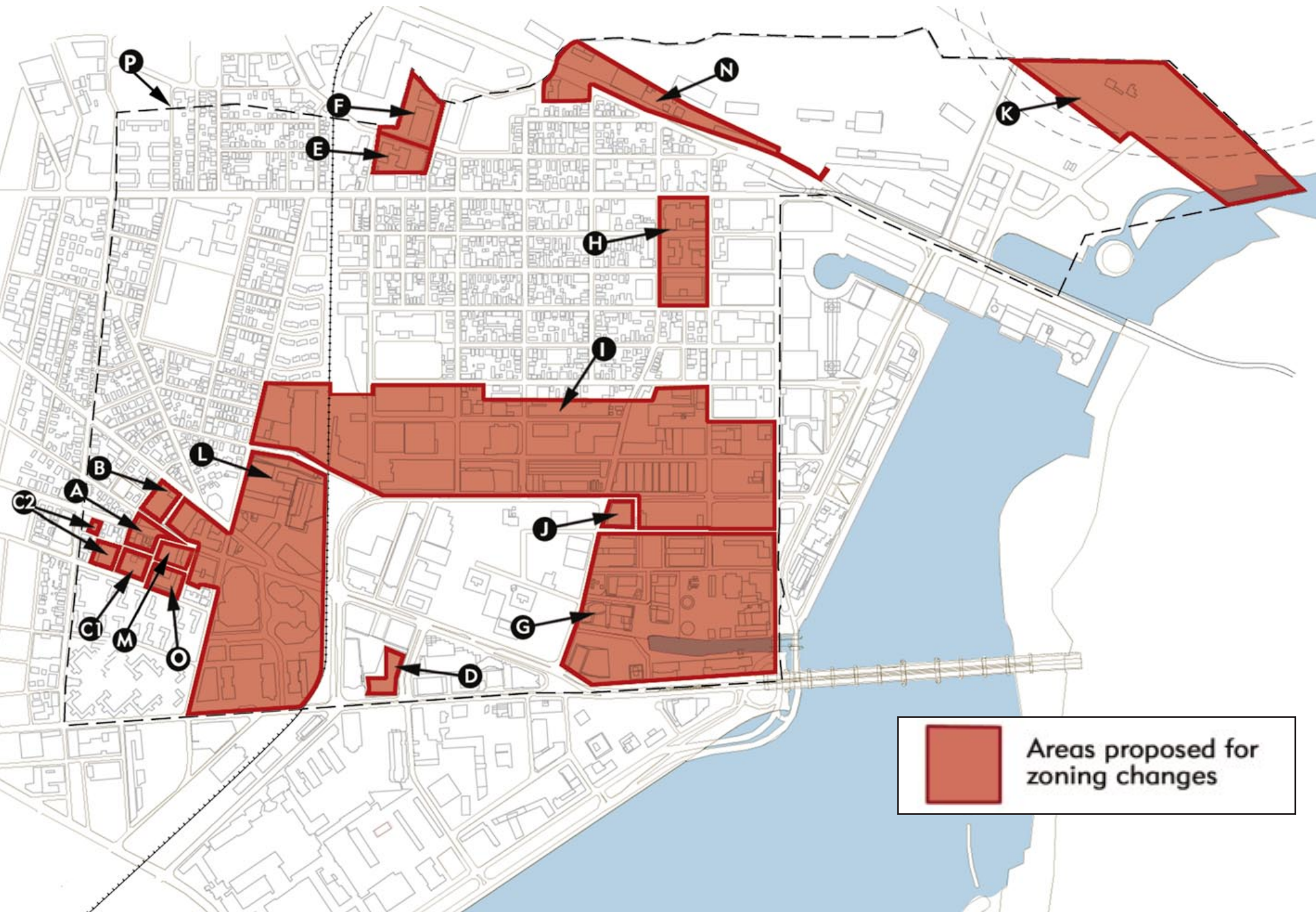
Area	ZoningDistrict	Existing FAR	Proposed FAR	
			Commercial FAR	Residential FAR
Area D	MXD			Additional 200,000 sq. ft. of residential allowed
Area G	O-3A/PUD-3	3.0	2.0	3.0
Area H	Business B	3.0	2.75	3.0
Area I	Industry A-1	1.25	1.25	1.5
Area J	Industry B-1	3.0	1.5	3.0
Area K	Industry A	2.0	1.25	1.5
Area L	Industry B	4.0	2.75	4.0
Area M	Industry A-2	4.0	2.75	4.0
Area N	Special District 1	3.0	1.5	3.0

Permit ground floor retail: Currently, ground floor retail is not permitted in the Industry B-1 district. In order to meet the goal of creating active ground floors and vibrant pedestrian environments, it is recommended that a change be made to permit ground floor retail in this district.

Area J. Retail uses in the Industry B-1 district

Design guidelines: To allow the Planning Board to use the Eastern Cambridge Design Guidelines when issuing a project review special permit, it is proposed that the guidelines be referenced in the Citywide Urban Design Objectives for project review.

Area P. The entire Eastern Cambridge Planning Study area



Area A. Industry A, Business C, and Residence C-1 zones at Broadway.

Amend the Zoning Map of the City of Cambridge by deleting the existing zoning designation IA (Industry A), BC (Business C), and C-1 (Residence C-1) on the Zoning Map at this location and substitute therefor the designation **BA (Business A)** for that area bounded by the centerlines of Market, Clark, Dickinson, and Moore Streets and Broadway.

Area B. Industry B zone at Clark Street.

Amend the Zoning Map of the City of Cambridge by deleting the existing zoning designation IB (Industry B) on the Zoning Map and substitute therefor the designation **O-1 (Office 1)** for that portion of the existing Industry B district bounded by the centerlines of Market, Clark and Hampshire Streets and a line 150 feet distant from and parallel to the southeasterly sideline of Clark Street.

Area C. Residence C-1 zone between Hampshire and Dickinson Streets and Industry A-1, Industry B-1 and Residence C-1 zones between Hampshire Street and Broadway

Area C1. Residence C-1 zone between Hampshire and Dickinson Streets.

Amend the Zoning Map of the City of Cambridge by deleting the existing zoning designation C-1 (Residence C-1) on the Zoning Map and substitute therefor the designation **OS (Open Space)** for that area bounded by the centerlines of Clark, Dickinson, Moore, and Hampshire Streets, but excluding the area encompassed by Lots #92 and 93 and their side lot line projections on Assessor's Plat #42 to the centerline of Dickinson Street and Broadway, which shall remain Residence C-1.

Area C2. Industry A-1, Industry B-1 and Residence C-1 zones between Hampshire Street and Broadway.

Amend the Zoning Map of the City of Cambridge by deleting the existing zoning designation IA-1 (Industry A-1), IB-1 (Industry B-1), and C-1 (Residence C-1) on the Zoning Map and substitute therefor the designation **OS (Open Space)** for that area bounded by a line beginning at the intersection of the centerline of Broadway and the northeasterly extension of the northwesterly sideline of Lot #94 on Assessor's Plat #76. Thence moving along the centerlines of Broadway, Dickinson, Clark and Harvard Streets to the line's intersection with the southwesterly extension of the northwesterly sideline of Lot #60 on Assessor's Plat #76. Thence moving along the southwesterly and northwesterly side lot lines of Lots #60, 122, 90, and 89 on Assessor's Plat #76 to the point of origin.

Area D. MXD District.

D1. Additional Residential Gross Floor Area

In Article 14.000, amend Section 14.32.1 to read as follows.

14.32 *District Development Limitations.* There shall be limitations on the overall amount of development within the District as specified below.

14.32.1 The aggregate gross floor area (GFA) of development in the District shall not exceed 2,773,000 square feet plus 200,000 square feet that shall be limited to residential uses as permitted in Section 14.21.4 (1). The 200,000 square feet of GFA restricted to housing use, however, may only be used in that portion of the MXD district located between Main Street and Broadway. Aggregate GFA of development in the District is at any time the sum of the GFA (as defined in Article 2.000 of this Ordinance) of all buildings (i) which are then located in the District, (ii) which are being constructed or may be constructed in the District pursuant to then effective building permits, and (iii) which, pursuant to then outstanding contracts (including options) with Cambridge Redevelopment Authority and so stated in certificates from the Authority to the Superintendent of Buildings, may be constructed in the District in the future. Notwithstanding the definition in Article 2.000 for Gross Floor Area and the provisions of Section 5.25, parking garages and accessory parking facilities shall be exempt from the requirements as to Floor Area Ratio and shall not be included in the calculation for Gross Floor Area on a lot.

D2. Applicability of Project Review Procedure.

In Article 14.000, create a new Section 4.32.4 to read as follows:

14.32.4 *Applicability of Section 19.20 for Residential Uses.* Notwithstanding the provisions of Section 19.22 (1), a structure, any portion of which contains residential uses as set forth in Section 14.21.4 (1) above, shall be subject to the provisions of Section 19.20 – Project Review Special Permit.

Area E. Business A zone between Cambridge Street and Gore Street. (Per Citywide Recommendation)

Amend the Zoning Map of the City of Cambridge by deleting the existing zoning designation BA (Business A) on the Zoning Map and substitute therefor the designation **C-2B (Residence C-2B)** for the portion of the Business A district bounded by the centerlines of Lambert, Gore and Seventh Streets and a line parallel to and 100 feet north of the northerly sideline of Cambridge Street.

Area VI (A)

Industry A, Business C
and Residence C-1
to Business A

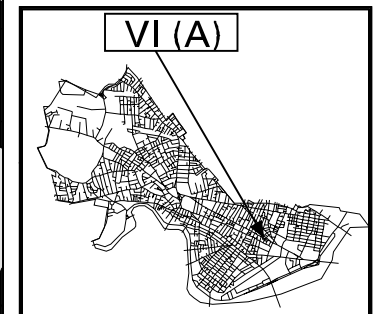
Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line

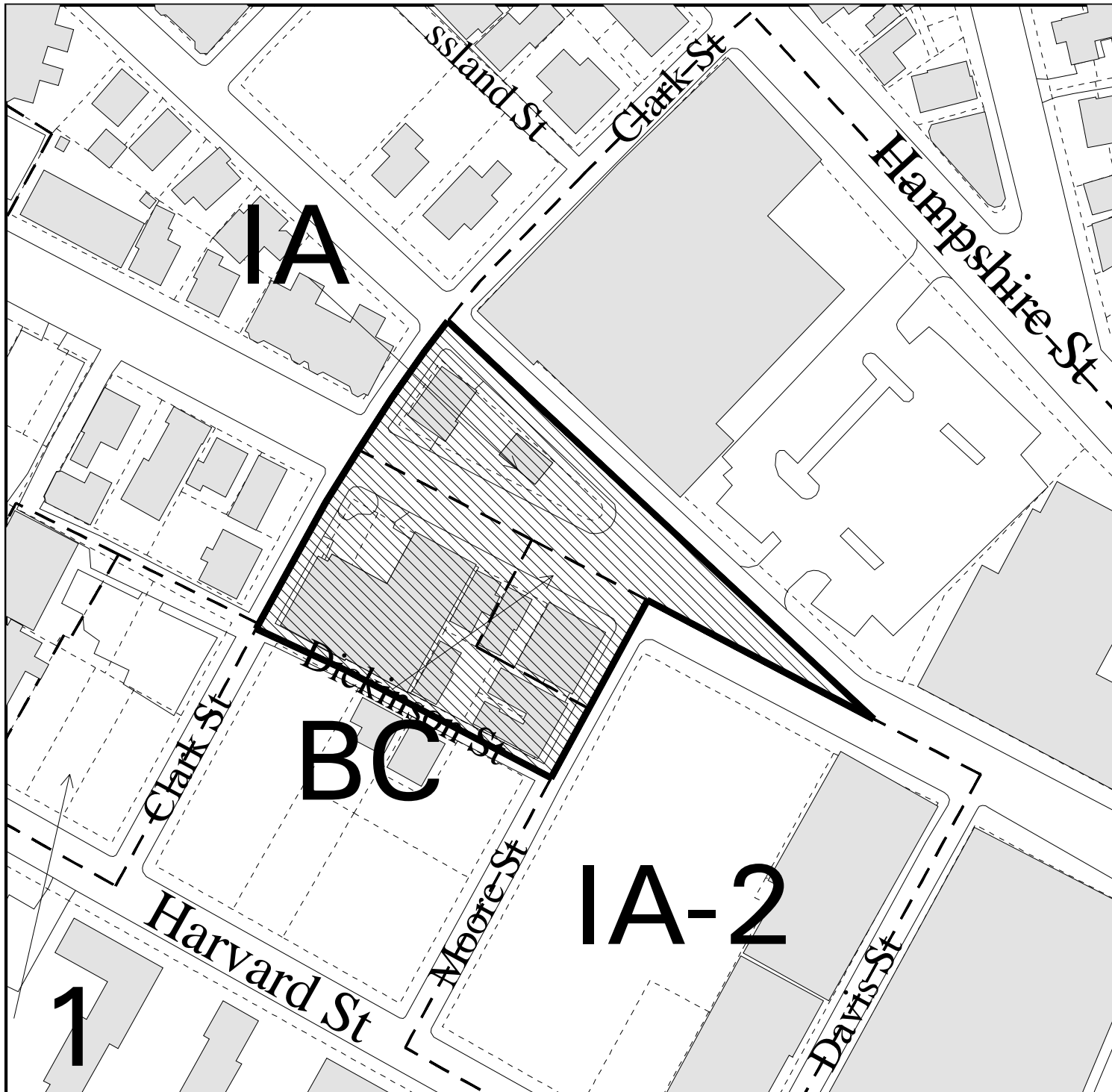


Scale

1 Inch = 100 Feet



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Area VI (B)

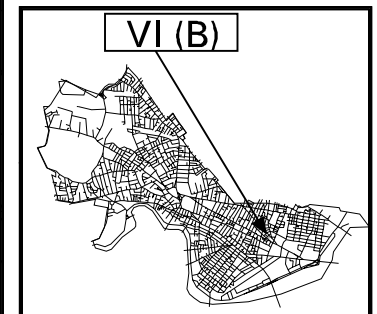
Industry B
to Office 1

Legend

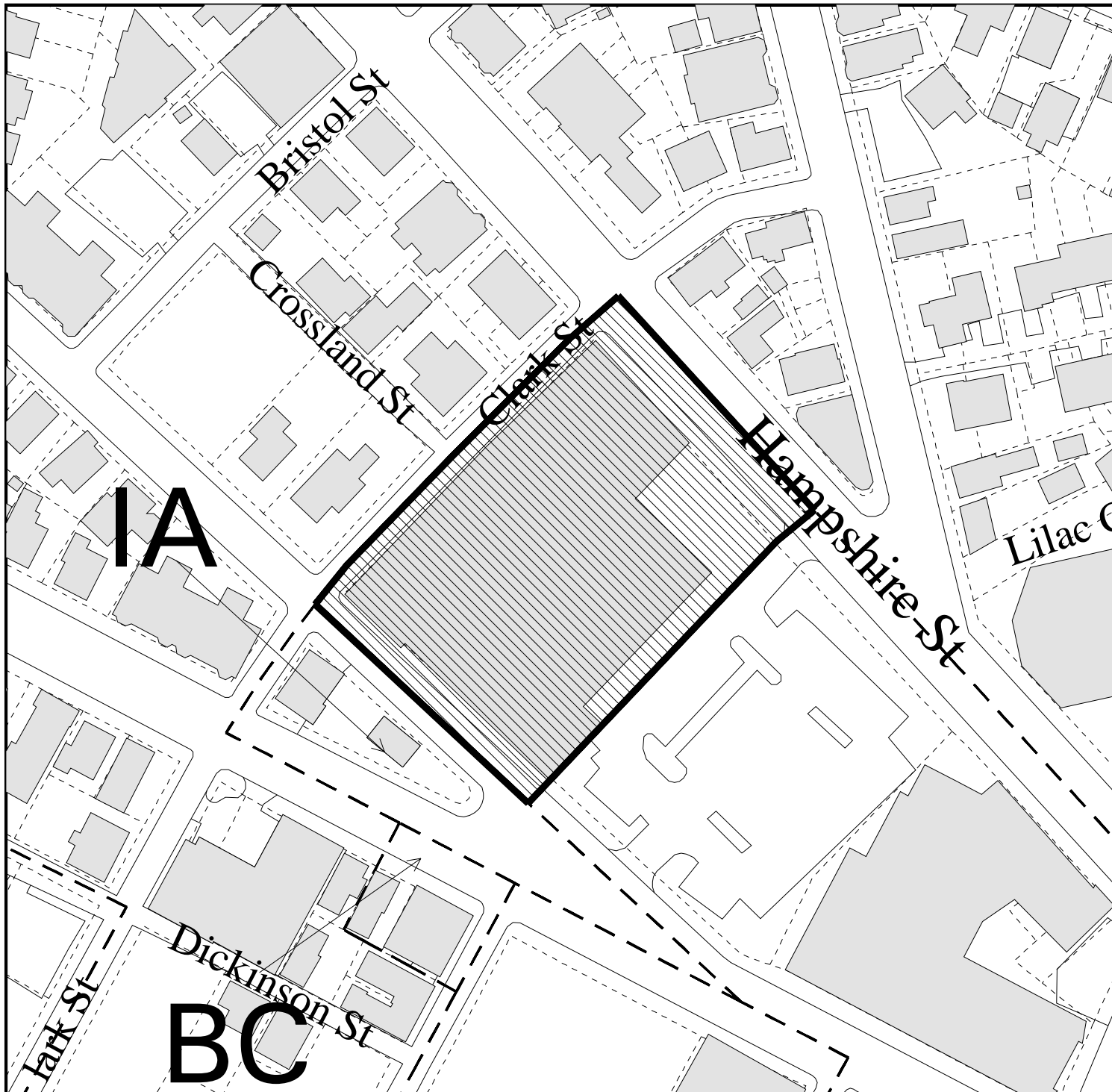
- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line



Scale
1 Inch = 100 Feet



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Area VI (C-1)

Residence C-1
to Open Space

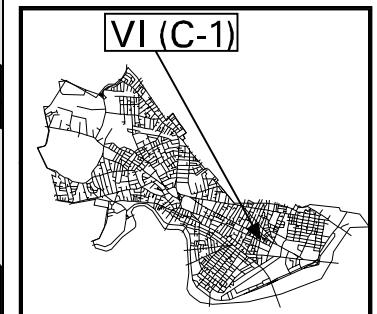
Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line

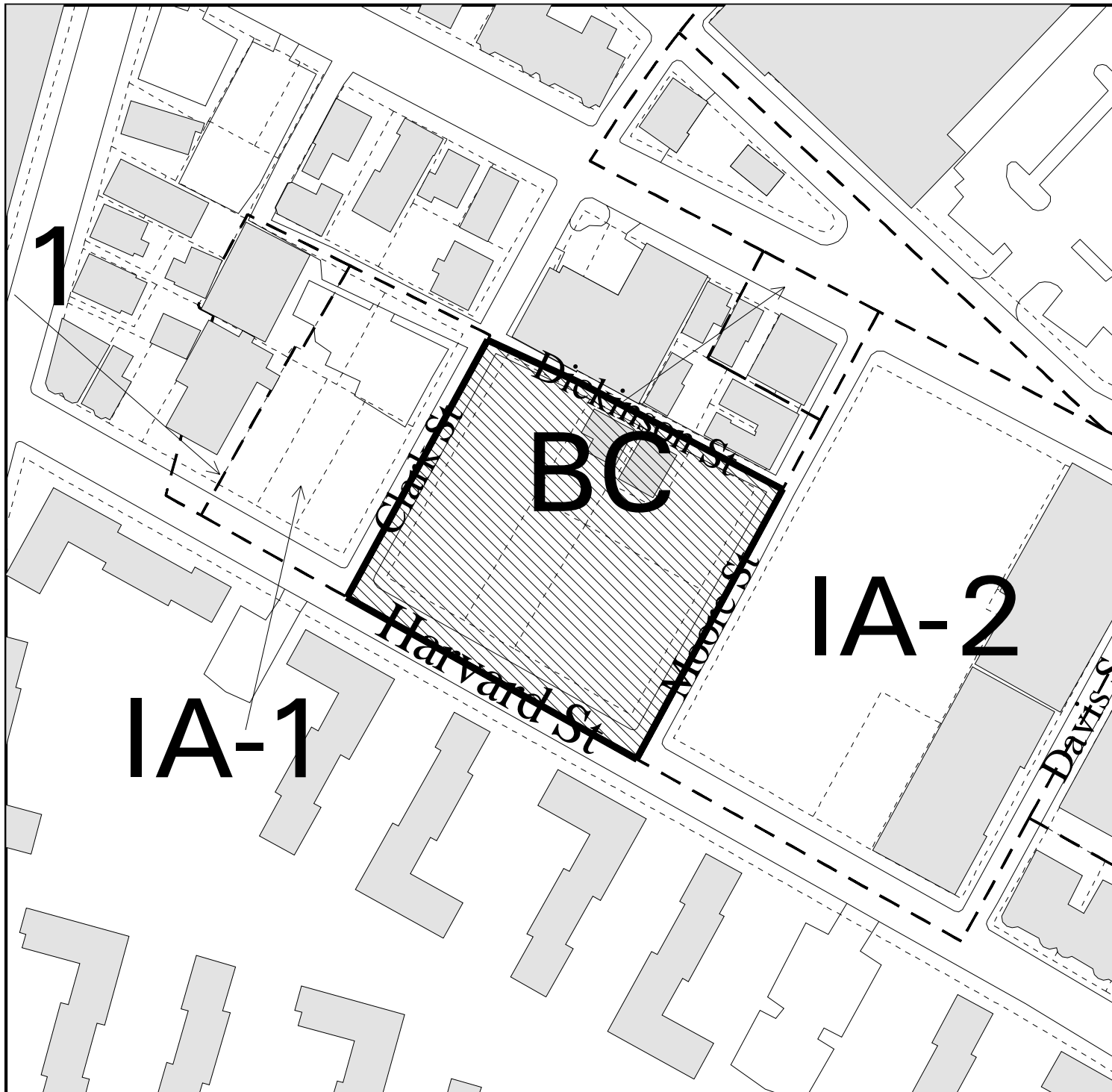


Scale

1 Inch = 100 Feet



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Area VI (C-2)

Industry A-1, Industry B-1
and Residence C-1
to Open Space

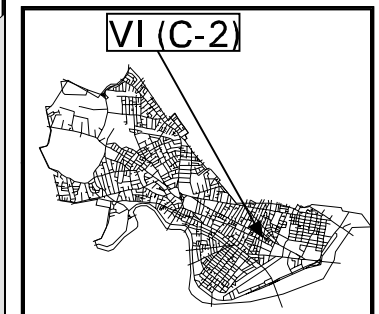
Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line

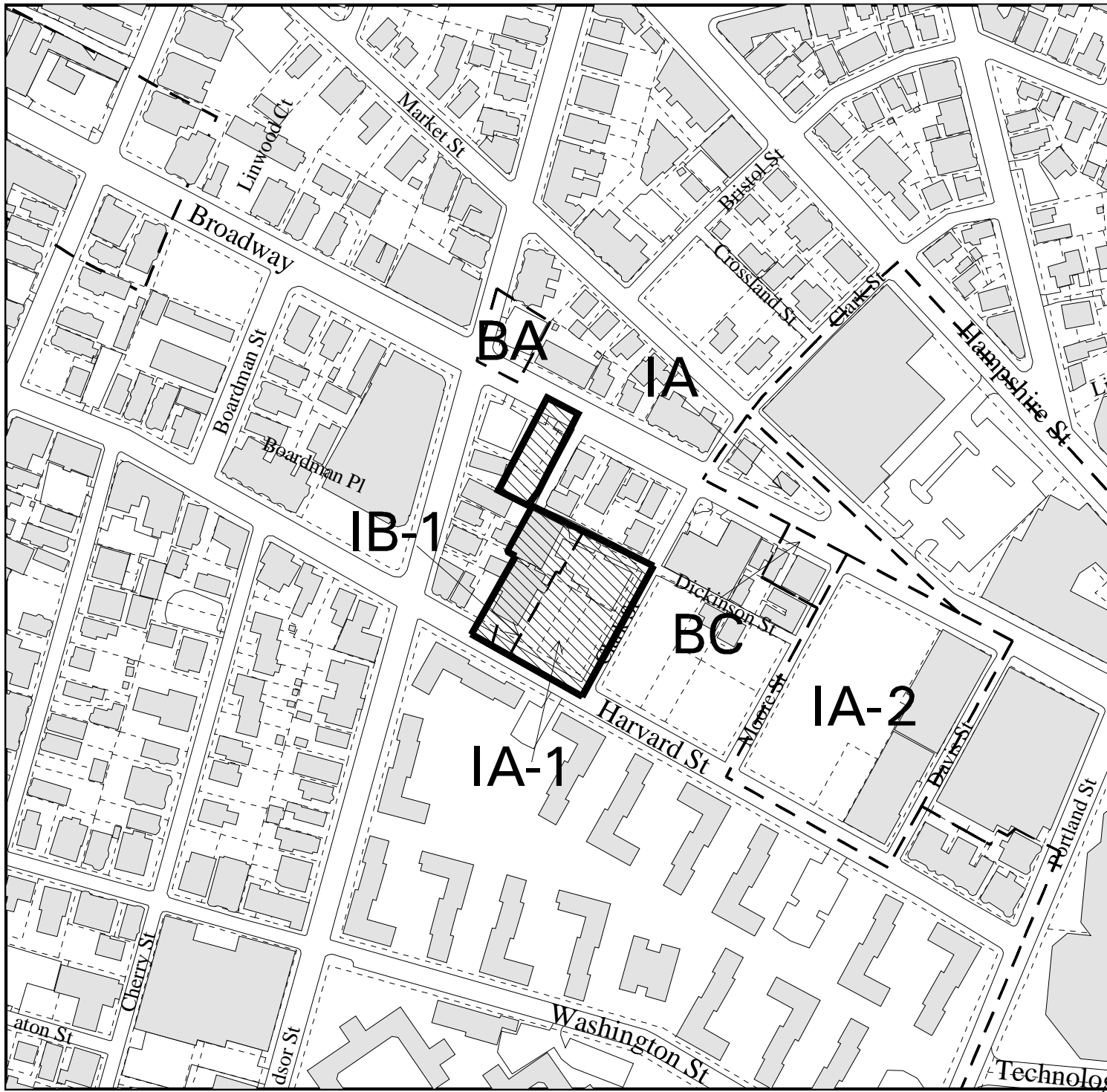


Scale

1 Inch = 200 Feet



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Area VI (D)

MXD District

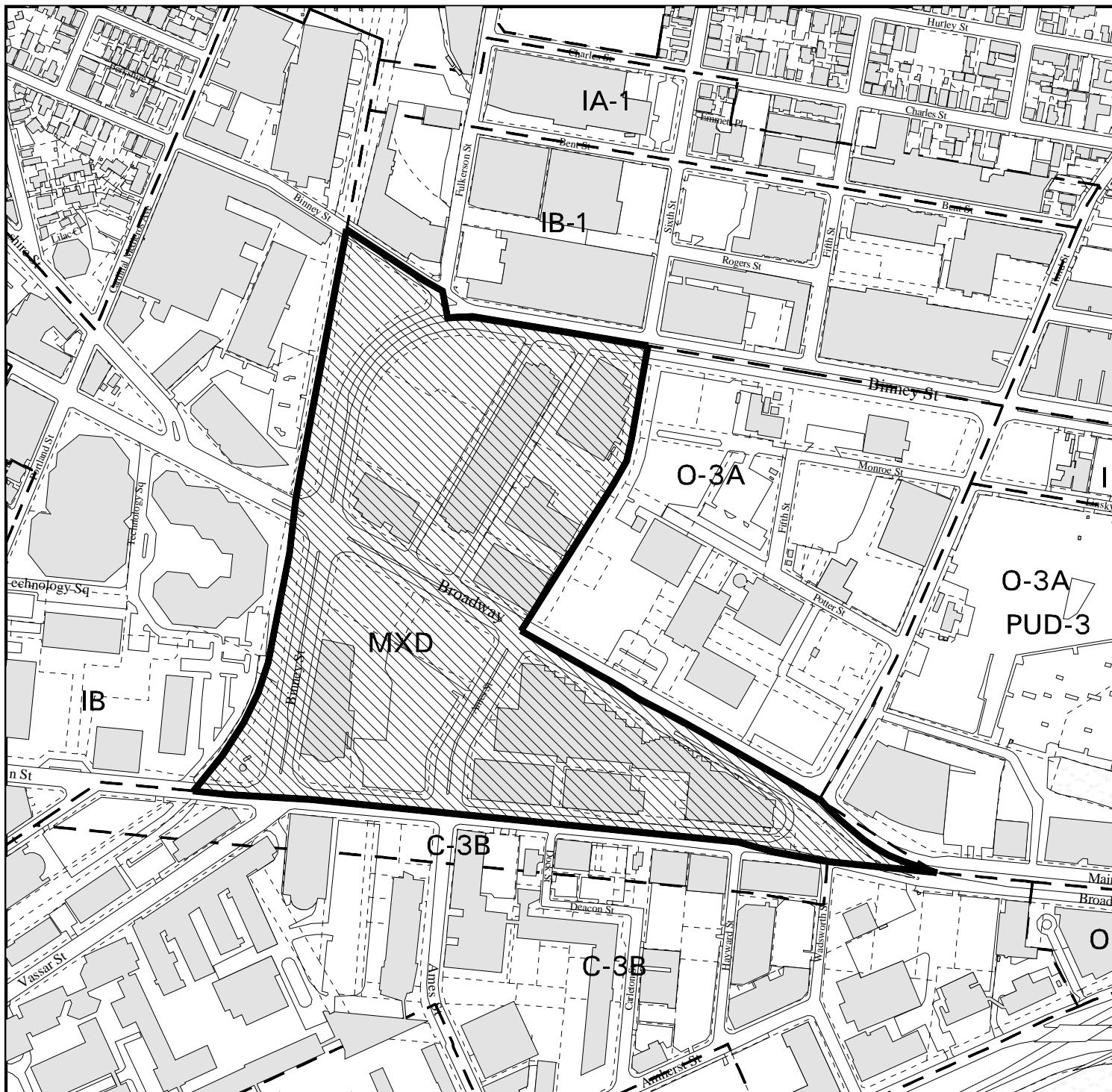
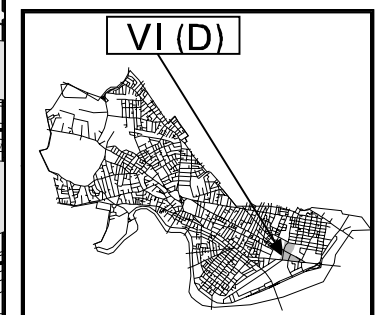
Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line



Scale

1 Inch = 400 Feet



Area VI (E)

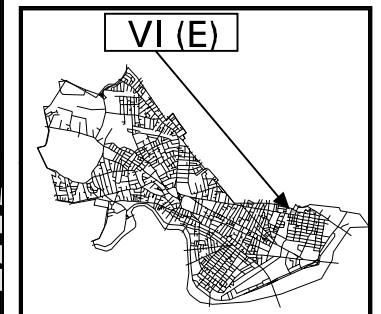
Business A
To Residence C2-B

Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line



Scale
1 Inch = 200 Feet



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